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Candace Havens
Director

MEMORANDUM

DATE: July 3, 2014

TO: Alderman Marcia T. Johnson, Chairman
Members of the Zoning and Planning Committee

FROM: Candace Havens, Director of Planning and Development
James Freas, Chief Planner, Long-Range Planning 

RE: #80-13: THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project.

MEETING DATE: July 7, 2014

CC: Board of Aldermen
Planning and Development Board
Donnalyn Kahn, City Solicitor

Zoning Reform, Phase 1 is intended to address existing conflicting provisions in the Newton Zoning Ordinance, while also clarifying the regulations through the use of illustrations, tables, and new wording. One of the most important aspects of phase 1 is re-organizing the lists of permitted land uses in each district into easy to use tables. In that process, a number of conflicts, repetitions, and confusing language were identified ultimately resulting in the need to consolidate a limited number of land uses while avoiding making changes to the regulations themselves. The attached table lists every single use as they appear in the existing Zoning Ordinance, providing the citation as to where each is found and identifying the new use name as it would appear in the reformatted zoning ordinance in a use table. The final column notes where additional rules and definitions attached to a given land use would be located in the reformatted ordinance. These sections in the current draft ordinance are not finalized and the citations are only provided as examples at this point in time and should not be considered final. The Planning Department is seeking feedback from the Zoning and Planning Committee on the proposed land use name changes and consolidations proposed in the attached table.

ANALYSIS

In reformatting land uses in the Zoning Ordinance from the current narrative list format to a set of three tables, there were two primary considerations, the first being the need to separate out the

definitions and rules that apply to the given land use from the basic name of the land use, and the second being to consolidate uses where necessary to eliminate conflicts, repetition, and apparent unintended consequences created by later amendments to the ordinance.

Separating Out Definitions and Standards

The current ordinance lists allowed uses and those uses allowed by special permit for each zoning district in a narrative form which in a number of cases includes the name of the given land use, some form of definition, and one or more rules applicable to that use. In the example below, there is a name and a rule provided following the semicolon. As is often the case, the land use name is quite long and could be shortened with what are essentially example uses provided in the definition.

Shipbuilding, small boat building, yards for storage and repair; provided that no ships or boats are located within one hundred feet of a residential district.

Using the above example, the use table in the reformatted ordinance would read “Boat building, storage, repair” and provide a link to the provision in Article 7 where the definition, “Shipbuilding, small boat building, yards for storage and repair,” and rule, “no ships or boats shall be located within one hundred feet of a residential district,” can be found.

Consolidating Uses

The names ascribed to land uses should be consistent across the entire Zoning Ordinance. The existing ordinance does not maintain consistent names; throughout the ordinance there are minor and major variations in the wording referring to essentially the same land uses. Inconsistent land use names create challenges of interpretation and administration. These types of inconsistencies only become apparent once land uses are organized into tables where they are all listed together.

When a person approaches the City with a proposed use of a piece of property, the Zoning Administrator’s task is to identify what use in the Zoning Ordinance most closely matches that proposed use as described. That proposed use is then regulated as per the identified land use in the Zoning Ordinance meaning the proposed use can be located in districts where the identified use is allowed and is subject to whatever rules or requirements apply to that identified use.

As an example, if a person approached the City wishing to establish a business manufacturing scientific instruments, a scan of the Zoning Ordinance would reveal that scientific instrument manufacturing is an allowed use in the Manufacturing and Limited Manufacturing Districts. The challenge arises for the Zoning Administrator when it is discovered that a broader manufacturing use is also allowed in Mixed Use 1. Manufacturing in this instance is an undefined term. Strictly speaking, the scientific instrument manufacturing use in the Manufacturing and Limited Manufacturing Districts most closely matches the proposed use and, as that is not a listed use in Mixed Use 1, the proposed use could not locate there. From a practical perspective, the use would likely be allowed as a general manufacturing use, but the construction of the ordinance creates ambiguity as to whether a more specific use identified as allowed elsewhere in the ordinance was intended to be allowed in a district where a broader, undefined term is used. In the reformatted Zoning Ordinance, staff is proposing to use the broader

term 'Manufacturing' for all districts and include the more specific uses like scientific instrument manufacturing in the definition of that term.

Basically, the proposed approach recognizes that land uses can be divided into categories where in some districts, the entire category might be allowed, like all manufacturing establishments or all restaurants, whereas in other districts, specific uses within a category are allowed or not, or subject to special permit or not, like where restaurants are allowed in Business Districts but fast food restaurants require a special permit, but in the Mixed Use 1 District, all restaurants appear to be allowed including fast food restaurants though the Zoning Ordinance in this district is silent on fast food restaurants.

Repetition is also a common issue in the existing Zoning Ordinance. For example, parks are frequently identified in various zoning districts as an allowed use but they are already allowed in all districts by Section 30-5. Parks and the other similar uses allowed in all districts can be identified as 'Public Uses' with the definition listing the specifics uses provided for in the ordinance.

NEXT STEPS

With feedback from the Zoning and Planning Committee on this last set of issues, staff will be completing the process of collecting comments on the draft and submitting all of these comments to the consultant for incorporation into a new draft of the Zoning Ordinance Document. That draft will include the legislative history citations and active links in the digital version.

Land Uses in Existing Ordinance	District in Existing Ordinance	Land Uses in New Ordinance	Definitions & Standards in New Ordinance
Agriculture, horticulture, floriculture or viticulture on a parcel of five acres or more	All Districts, Sec. 30-5 (a)	Agriculture; parcel of 5 or more acres	Sec 7.6.1 <u>Defined:</u> Includes horticulture, silviculture, floriculture, viticulture. Sec 2.3.2 Accessory structures, 700 sq ft and 20 seat limits only apply in OS district.
Buildings for Religious Purposes	All Districts, Sec. 30-5 (a)	Religious Institution	Sec 7.3.10
Buildings for non-profit or public educational purposes	All Districts, Sec. 30-5 (a)	School or other educational purposes, public or non-profit	Sec 7.3.11
Family child care home, large family child care home, day care centers	All Districts, Sec. 30-5 (a)	Family child care home, large family child care home, day care centers	Sec 7.3.4
Public Uses	All Districts, Sec. 30-5 (a)	Public Use	Sec 7.3.9
Agriculture, horticulture, floriculture or viticulture on a parcel of less than five acres	All Districts by special permit, Sec. 30-5 (b)	Agriculture; parcel under 5 acres	Sec 7.6.1 <u>Defined:</u> Includes horticulture, silviculture, floriculture, viticulture. Sec 2.3.2 Accessory structures, 700 sq ft and 20 seat limits only apply in OS district.
For-profit educational purposes	All Districts by special permit, Sec. 30-5 (b)	School or other educational purposes, for-profit	
Removal of sod, loam, subsoil, sand and/or gravel for the purpose of sale	All Districts by special permit, Sec. 30-5 (b) ----- Limited Manufacturing by special permit, Sec. 30-12 (e)	Resource Extraction	Sec 7.6.9

Placement of a retaining wall of four feet or more, measured from foot to highest point	All Districts by special permit, Sec. 30-5 (b)	<i>Not in Use Table</i>	Sec 6.4.2
Activities which are necessary in connection with scientific research or scientific development or related production, accessory to activities permitted as a matter of right, so long as it is found that the proposed accessory use does not substantially derogate from the public good. No rDNA	All Districts by special permit, Sec. 30-5 (b)	Scientific research and development activities, accessory	Sec 7.7.4
Cemeteries	All Districts by special permit, Sec. 30-5 (b)	Cemetery, Private Public Use	Sec 7.3.1 Sec 7.3.9
Chapel or crematorium on grounds of and operated in connection with a cemetery	All Districts by special permit, Sec. 30-5 (b)	Cemetery, Private Public Use	Sec 7.3.1 Sec 7.3.9
Service buildings and greenhouses in cemetery	All Districts by special permit, Sec. 30-5 (b)	Cemetery, Private Public Use	Sec 7.3.1 Sec 7.3.9
Stormwater/grading requirements	All Districts, Sec. 30-5 (c)	<i>Not in Use Table</i>	
Self-service gas stations	All Districts by special permit, Sec. 30-5 (c)	<i>Not in Use Table</i>	Sec 7.4.13 B
Public Streets & Highways	Public Use District, Sec. 30-6 (a) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Commons	Public Use District, Sec. 30-6 (b) and by reference, in All Districts and Mixed Use 4,	Public Use	Sec 7.3.9

	Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B		
Public Gardens	Public Use District, Sec. 30-6 (c) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Parks & conservation areas	Public Use District, Sec. 30-6 (d) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Playgrounds	Public Use District, Sec. 30-6 (e) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Public Parking Lots	Public Use District, Sec. 30-6 (f) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Railroads	Public Use District, Sec. 30-6 (g) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13	Public Use	Sec 7.3.9

	(h)(2) Table B		
Waterworks reservations	Public Use District, Sec. 30-6 (h) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Public purposes	Public Use District, Sec. 30-6 (i) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Publicly-owned cemeteries	Public Use District, Sec. 30-6 (j) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 7.3.9
Agriculture, forestry, horticulture, floriculture, & viticulture	Open Space District, Sec 30-7 (b)(1)	Agriculture; parcel of 5 or more acres Agriculture; parcel under 5 acres	Sec 7.6.1 <u>Defined:</u> Includes horticulture, silviculture, floriculture, viticulture. Sec 2.3.2 Accessory structures, 700 sq ft and 20 seat limits only apply in OS district.
Conservation of flora, fauna, or natural conditions	Open Space District, Sec 30-7 (b)(2)	Public Use	Sec 7.3.9 Sec 2.3.2 Accessory structures, 700 sq ft and 20 seat limits applies in OS district.
Control of erosion, sedimentation, & storm runoff affecting the site	Open Space District, Sec 30-7 (b)(3)	<i>Not a use; these are design features frequently required by City and State law for projects</i>	Sec. 6.3

		<i>throughout the City and accessory to buildings, pavement, etc.</i>	
Privately owned cemeteries	Open Space District, Sec 30-7 (b)(4)	Cemetery, Private	Sec 7.3.1
Active & passive outdoor recreational activities, including golf courses, boating, play areas, nature studies/walks but no motorized vehicles.	Open Space District, Sec 30-7 (b)(5)	Outdoor Recreation, Private Public Use	Sec 7.6.6 Sec 7.3.9 – Add to list Motor vehicle prohibition only applies to this use in OS.
Accessory Uses, not to exceed 700 sq ft or 20 seats	Open Space District, Sec 30-7 (b)(6)	<i>Not in Use Table</i>	Sec 2.3.2
Accessory Uses allowed with site plan review	Open Space District, Sec 30-7 (c)	<i>Not in Use Table</i>	Sec 2.3.2 (Should be here, currently by use in Art 7)
Dining rooms, conference & meeting facilities, & clubhouses with country clubs or golf courses	Open Space District by special permit, Sec. 30-7 (d)(1)	Country Club Facilities	Add section to Sec 7.6
Buildings or structures used in conjunction with allowed uses	Open Space District by special permit, Sec. 30-7 (d)(2)	<i>Not in Use Table</i>	Sec 2.3.2 (Add here with note stating ~ “where exceeding 700 sq ft or 20 person seating capacity.”)
Indoor swimming pools, indoor tennis courts or similar indoor recreational facilities	Open Space District by special permit, Sec. 30-7 (d)(3)	Indoor Recreation Facility	Add to Sec 7.6
Buildings providing seating facilities for not more than 200 people	Open Space District by special permit, Sec. 30-7 (d)(4)	<i>??? What is the use? The allowed uses that might have a building are all covered by sp already.</i>	Add limit of 200 person max occupancy to Sec 2.2.2.
Dwelling for one family	All Single and Multi-Residence Districts, Sec 30-8 (a)(1) and 30-9 (a)(1)	Single Family, detached	Sec 7.2.1 Sec 1.5.1 A
Non-conforming uses permitted under section 30-21	All Single and Multi-Residence Districts, Sec 30-8 (a)(2) and 30-9	<i>Not in Use Table</i>	Sec 8.8

	(a)(1)		
Accessory uses such as: Housing for resident domestic employees, renting of rooms for not more than 3 lodgers, parking/storage of recreational trailers/vehicles (with standards), parking/storing not more than 1 commercial vehicle (w/ standards)	All Single and Multi-Residence Districts, Sec 30-8 (a)(3) and 30-9 (a)(1)	<i>Not in Use Table</i>	Sec 3.3.2 A
Home businesses subject to 30-8c	All Single and Multi-Residence Districts, Sec 30-8 (a)(4) and 30-9 (a)(1)	Home Business	Sec 3.3.2 Sec 7.2.12 Sec 7.7.3
Accessory Apartments subject to 30-8d1	All Single and Multi-Residence Districts, Sec 30-8 (a)(5) and 30-9 (h)	Accessory Apartment, Internal Accessory Apartment, Detached	Sec 3.3.4 Sec 7.2.5
Association of persons living together in a common dwelling	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(1) and 30-9 (b)(1)	Association of persons in a common dwelling	Sec 7.2.7
Congregate living facility	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(2) and 30-9 (b)(1)	Congregate living facility	Sec 7.2.9
Hospital, sanitarium, convalescent or rest home or other like institution	All Single and Multi-Residence Districts, Business Districts 1-4 and Business 5 by special permit, Sec 30-8 (b)(3) and 30-9 (b)(1), Sec. 30-11 (d)(1), and Sec. 30-11 (i)(1)	Hospital, sanitarium, convalescent or rest home or other like institution	Sec 7.3.6

Library, museum, or other cultural institution	All Single and Multi-Residence Districts and Business 5 by special permit, Sec 30-8 (b)(4) and 30-9 (b)(1) and Sec. 30-11 (i)(2)	Library, museum	Sec 7.3.7
Club or clubhouse provided that a chief activity is not a service customarily carried on as a business	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(5) and 30-9 (b)(1)	Club, clubhouse	Sec 7.3.2
Riding school or stock farm	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(6) and 30-9 (b)(1)	Riding school, stock farm	Sec 7.6.10
Private garage with provision for more than three automobiles or a private garage of more than 700 sq ft or for more than one private garage per single family dwelling	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(7) and 30-9 (b)(1)	<i>Not in Use Table</i>	Sec 3.3.3
Radio or television transmission station, subject to 30-18 A	All Single and Multi-Residence Districts, Business 5, Manufacturing, and Mixed-Use 1 by special permit, Sec 30-8 (b)(8) and 30-9 (b)(1), Sec. 30-11 (i)(3), 30-12 (a)(8), and 30-13 (b)(9)	Radio or television transmission station	Sec 7.4.25 Sec 7.9
Structures supporting radio, television or telephone transmissions or receiving stations including dish antennas,	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(9)	Radio, television, or telephone transmission structure	Sec 7.4.25 Sec 7.9

subject to 30-18 A	and 30-9 (b)(1)		
Conversion of a structure in existence Dec 2, 1974 to occupancy by more than family (w/ standards)	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(10) and 30-9 (b)(1)	<i>Not in Use Table</i>	Sec 3.1.13 Sec 6.1.4 (parking)
Accessory Apartments subject to 30-8d2	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(11) and 30-9 (h)	Accessory Apartment, Internal Accessory Apartment, Detached	Sec 3.3.4 Sec 7.2.5
Home businesses subject to 30-8c11	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(12) and 30-9 (b)(1)	Home Business	Sec 3.3.2 Sec 7.2.12 Sec 7.7.3
Single family attached dwellings (w/ standards)	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(13) and 30-9 (b)(1)	Single Family, Attached	Sec 7.2.3 Sec 1.5.1 C
Clustered single family dwellings subject to 30-15k	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(14) and 30-9 (b)(1)	Open Space Preservation Development	Sec 3.2.13
Dwelling for two families	All Multi-Residence Districts 30-9 (a)(2)	Two-family, Detached	Sec 7.2.2 Sec 1.5.1 B
Boarding house, rooming house, and lodging house for 4 or more people	All Multi-Residence Districts by special permit, 30-9 (b)(2)	Boarding House	Sec 7.2.8 Includes rooming house, lodging house.
Nonprofit institutions or organizations organized and operated for welfare and philanthropic purposes and serving the general welfare of the city	All Multi-Residence Districts by special permit, 30-9 (b)(3)	Nonprofit institutions	Sec 7.3.8

Single family attached dwellings in one or more groups (w/ standards)	All Multi-Residence Districts by special permit, 30-9 (b)(5)	Single Family, Attached	Sec 7.2.3 Sec 1.5.1 C
Conversion of a structure in existence on May 7, 1979 to occupancy by more than 2 families (w/ standards)	Multi-Residence 1 by special permit, Sec. 30-9 (c)(1)	<i>Not in Use Table</i>	Sec 3.2.12 Sec 6.1.4 (parking)
Multifamily dwelling	Multi-Residence 2 and 3, Business Districts 1-4, and Mixed Use 1 and 2 by special permit, Sec. 30-9 (d)(1), Sec. 30-11 (d)(8), Sec. 30-13 (b)(10), and Sec. 30-13 (e)(9)	Multifamily Dwelling	Sec 7.2.4 Sec 1.5.1 D
Funeral home (w/standards)	Multi-Residence 2 and 3, Business Districts 1-4, and Mixed Use 2 by special permit, Sec. 30-9 (d)(2), Sec. 30-11 (d)(5), and Sec. 30-13 (e)(6)	Funeral home	Sec 7.4.14
Garden Apartments (w/ standards)	Multi-Residence 2 by special permit, Sec. 30-9 (e)	Multifamily Dwelling	
Residential care facility (w/ standards)	Multi-Residence 3 by special permit, Sec. 30-9 (f)(1)	Residential care facility	Sec 7.2.15
Multi-family dwelling w/ dining rooms & related facilities (w/ standards)	Multi-Residence 4 by special permit, Sec. 30-9 (g)	Multifamily Dwelling	Sec 7.2.4 Sec 1.5.1 D
Accessory apartments (w/ standards)	Multi-Residence 1 and 2 by special permit,	Accessory Apartment, Internal Accessory Apartment, Detached	Sec 3.3.4 Sec 7.2.5

	Sec. 30-9 (h)		
Office	Business 1-4, Manufacturing, Limited Manufacturing, and Mixed Use 1 and 2, Sec. 30-11 (a)(1), Sec 30-12 (a)(3), Sec 30-12 (d)(1), Sec 30-13 (a)(1), Sec 30-13 (c)(1),	Office	Sec 7.4.19
Retail store, salesroom, or showroom for retail business but not for the sale of motor vehicles	Business 1-4 and Limited Manufacturing, Sec. 30-11 (a)(2), and Sec. 30-12 (d)(1)	Retail Sales, up to 5,000 square feet Retail Sales, over 5,000 square feet	Sec 7.4.27
Library or museum	Business 1-4, Limited Manufacturing, and Mixed Use 2 and 3, Sec. 30-11 (a)(3), and Sec. 30-12 (d)(1), Sec. 30-13 (c)(4), Sec. 30-13 (f)(2)	Library, museum	Sec 7.3.7
Bank, excluding drive-in facilities	Business 1-4, Limited Manufacturing, and Mixed Use 1 and 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (a), Sec 30-13 (c)	Bank	Sec 7.4.4
Theatre, hall or club	Business 1-4, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (c)	Theatre, hall	Sec 7.3.12
Barbershop, beauty parlor, tailor, shoe repair shop or similar service establishment	Business 1-4, Limited Manufacturing, and Mixed Use	Personal Services	Sec 7.4.23

	2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (c)		
Retail dry cleaning or laundry	Business 1-4, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (c)	Dry cleaning or laundry, retail	Sec 7.4.11
Job printing establishment, no more than three (3,000) sq ft for work or storage	Business 1-4, Limited Manufacturing, Sec. 30-11 (a), Sec 30-12 (d)	Business Services	Sec 7.4.17
Restaurants having not more than 50 seats which are not opened between the hours of 11:30 pm and 6:00 am and are not fast food restaurants	Business 1-4, Limited Manufacturing, Sec. 30-11 (a), Sec 30-12 (d)	Restaurant, 50 seats or less	Sec 7.4.26
Bakery, the products of which are sold at retail & only on the premises	Business 1-4, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (c)	Retail Sales	Sec 7.4.27
Dwelling units above the first floor provided that the first floor is used for a use allowed in B above	Business 1-4, Limited Manufacturing, Sec. 30-11 (a), Sec 30-12 (d)	Residential Use, above ground floor	Sec 7.2.4 (Add standard)
Accessory parking facilities – single level	Business 1-4, Manufacturing, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (a), Sec 30-12 (d), Sec 30-13 (c)	Parking Facility, Accessory, Single Level	Sec 7.4.22
Dwelling for 1 or 2 families in existence as of January 1, 2000 (w/ standards)	Business 1-4, Limited Manufacturing, Sec. 30-11 (a),	Single Family, detached Two Family, Detached	Sec 7.2.1 Sec 1.5.1 A Sec 7.2.2 Sec 1.5.1 B

	Sec 30-12 (d)		
Broadcasting Studio	Business 1-4 and Mixed Use 2 by special permit, Sec. 30-11 (d), Sec 30-13 (e)	Radio or television transmission station	Sec 7.4.25 Sec 7.9
Laboratory	Business 1-4 and Mixed Use 2 by special permit, Sec. 30-11 (d), Sec 30-13 (e)	Laboratory and Research Facility	Sec 7.5.12
Hotel/motel	Business 1-4 and Mixed Use 2 by special permit, Sec. 30-11 (d), Sec 30-13 (e)	Hotel or Lodging Establishment	Sec 7.4.16
Job printing w/ more than 3,000 sq ft for work/storage	Business 1-4 by special permit, Sec. 30-11 (d)	Job Printing	Sec 7.4.17
Non-accessory parking facilities or multi-level accessory parking facilities	Business 1-4 and Manufacturing by special permit, Sec. 30-11 (d), Sec 30-13 (c)	Parking Facility, non-accessory, multi-level	Sec 7.4.22
Restaurants having over 50 seats which are not opened between the hours of 11:30 pm and 6:00 am and are not fast food restaurants except hour restriction does not apply to those in hotels (sp in B)	Business 1-4 by special permit, Sec. 30-11 (d)	Restaurant, over 50 seats	Sec 7.4.26
Drive-in or open air business and appurtenant buildings or a drive-in business as part of any building or land used for uses allowed in B (sp in B, sp in LM)	Business 1-4 and Limited Manufacturing by special permit, Sec. 30-11 (d), Sec 30-12 (e)	Drive-in Business Open-air Business	Sec 7.4.10 (add standard) Sec 7.4.21 (add standard)
Elderly housing with	Business 1-4 by	Elderly Housing	Sec 7.2.11

services including residential care facilities and congregate care facilities (w/ standards)	special permit, Sec. 30-11 (d)		
PMBD	Business 4 by special permit, Sec. 30-11 (d)	PMBD	Sec 4.1.4
Wholesale business or storage warehouse – no outside storage	Business 2 and Limited Manufacturing, Sec. 30-11 (e), Sec 30-12 (d)	Wholesale Business and Storage or Distribution Facility	Sec 7.5.27 Sec 7.4.30
Bowling alley	Business 2 and Limited Manufacturing, Sec. 30-11 (e), Sec 30-12 (d)	Bowling Alley	Sec 7.4.7
Office of a contractor, builder, electrician, plumber or similar enterprises, together with such storage buildings as are necessarily appurtenant thereto, no outside storage, no more than 40% is storage.	Business 2 and Limited Manufacturing, Sec. 30-11 (e), Sec 30-12 (d)	Office	Sec 7.4.20 (add standard)
Fuel establishment (w/ standards) (sp in BU2, M, MU1)	Business 2 Manufacturing, and Mixed Use 1 by special permit, Sec. 30-11 (g), Sec 30-12 (c), Sec. 30-13 (b)	Fuel Establishment	Sec 7.4.13
Garage repair shop (sp in BU2, M, MU1, MU2)	Business 2 Manufacturing, and Mixed Use 1 and 2 by special permit, Sec. 30-11 (g), Sec 30-12 (c), Sec. 30-13 (b), Sec. 30-13 (e)	Vehicle Repair Shop	Sec 7.4.31
Indoor motor vehicles sales and service facility and areas for outdoor	Business 2 by special permit, Sec. 30-11 (g)	Vehicle Sales and Service Facility	Sec 7.4.32

sales, service, display, or storage of motor vehicles (w/ standards)			
Areas for outside storage, display and sale of goods and materials (w/ standards)	Business 2 by special permit, Sec. 30-11 (g)	Outdoor Storage	Sec 7.4.2
Fast food establishment, drive-in food establishment (sp in BU2, LM)	Business 2 and Limited Manufacturing by special permit, Sec. 30-11 (g), Sec. 30-12 (e)	Fast Food Establishment	Sec 7.4.12
Place of amusement or place of assembly whether indoor or outdoor	Business 2 by special permit, Sec. 30-11 (g)	Place of amusement, indoor or outdoor	Sec 7.4.24
Veterinary hospital	Business 2 and Mixed Use 1 and 2 by special permit, Sec. 30-11 (g), Sec. 30-13 (b), Sec. 30-13 (e)	Veterinary hospital	Sec 7.4.33
Offices for professional purposes or for business purposes, excluding the retail sale of tangible personal property from a stock of goods on the premises	Business 5, Sec. 30-11 (h)	Office	Sec 7.4.19
Bank, trust company or other banking institution	Business 5, Sec. 30-11 (h)	Bank	Sec 7.4.4
Hotel, Motel (w/ standards)	Business 5 by special permit, Sec. 30-11 (i)	Hotel or Lodging Establishment	Sec 7.4.16
Laboratory or research facility, no manufacturing & rDNA	Business 5 by special permit, Sec. 30-11 (i)	Laboratory and Research Facility	Sec 7.5.12
Heliport (w/ standards)	Business 5, Manufacturing and Limited Manufacturing by special permit, Sec. 30-11 (i), Sec. 30-12	Heliport	Sec 7.7.2

	(c), Sec. 30-12 (e)		
Assembly or fabrication of materials manufactured off-premises	Manufacturing and Mixed Use 1, Sec. 30-12 (a), Sec. 30-13 (a)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Research and development facility, laboratory, or research facility no rDNA	Manufacturing and Mixed Use 1 and 2, Sec. 30-12 (a), Sec. 30-13 (a), Sec. 30-13 (c)	Laboratory and Research Facility	Sec 7.5.12
Job printing	Manufacturing, Sec. 30-12 (a)	Business Services Printing Establishment	Sec TBD Sec 7.5.20
Storage Warehouse	Manufacturing, Sec. 30-12 (a)	Wholesale Business and Storage or Distribution Facility	Sec 7.4.30
Wholesale business, excluding on-site collection or storage for wholesale sale of trash or yard waste	Manufacturing, Sec. 30-12 (a)	Wholesale Business and Storage or Distribution Facility	Sec 7.5.27
Yard of a contractor or builder for office and storage of vehicles and materials	Manufacturing, Sec. 30-12 (a)	Contractor Yard	Sec 7.4.20 (add standard)
Radio or television broadcasting studio, subject to 30-18A	Manufacturing, Sec. 30-12 (a)	Radio or television transmission station	Sec 7.4.25 Sec 7.9
Bottling works except for alcoholic beverages	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Bottling Works	Sec 7.5.3 (add standard re alcoholic bevs)
Canvas products, fabrication and sales	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Carpentry or woodworking shop	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Casting lightweight and nonferrous metals	Manufacturing, Sec. 30-12 (a)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)

Food processing, wholesale except for meat, fish, vinegar, yeast, fat	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Food Processing, wholesale	Sec 7.5.9 (add exceptions)
Glass fabrication and installation	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Ice manufacturing and storage	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Laundry, cleaning and dyeing establishment	Manufacturing, Sec. 30-12 (a)	Laundry, cleaning and dyeing establishment	Sec 7.5.13
Machine shop excluding presses over ten tons, plumbing, and blacksmith shop	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Metal fabrication, light such as sheet metal, ducts, gutters, and leaders	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Molding, shaping, or assembly from prepared materials, including repairs	Manufacturing, Sec. 30-12 (a)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Optical and scientific instruments, jewelry manufacturing	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Sign painting shop	Manufacturing, Sec. 30-12 (a)	Sign painting shop	Sec 7.5.22
Printing, publishing and reproduction establishments	Manufacturing, Sec. 30-12 (a)	Printing Establishment	Sec 7.5.20
Shipbuilding, small boat building, yards for storage and repair (w/ standards)	Manufacturing, Sec. 30-12 (a)	Boat building, storage, repair	Sec 7.5.21
Veterinary hospital, kennel, or taxidermist	Manufacturing, Sec. 30-12 (a)	Veterinary hospital	Sec 7.4.33

		Kennel	Sec TBD
		Taxidermist	
Wearing apparel, fabrication and processing	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Other manufacturing uses	Manufacturing by special permit, Sec. 30-12 (c)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types w/ sp for those not listed)
Auto body or machine repair shop	Manufacturing by special permit, Sec. 30-12 (c)	Auto body or machine repair shop	Sec TBD
Motor vehicle storage, including outside storage of an auto dealer's inventory (w/ standards)	Manufacturing by special permit, Sec. 30-12 (c)	Vehicle Sales and Service Facility	Sec 7.4.32
Car wash	Manufacturing by special permit, Sec. 30-12 (c)	Car Wash	Sec 7.4.9
Bakery, commercial or wholesale	Manufacturing by special permit, Limited Manufacturing, Sec. 30-12 (c), Sec. 30-12 (d)	Bakery, Wholesale	Sec 7.5.2
Feed and seed store	Manufacturing by special permit, Limited Manufacturing, Sec. 30-12 (c), Sec. 30-12 (d)	Feed and seed store	Sec 7.5.8
Paint store	Manufacturing by special permit, Sec. 30-12 (c)	Paint store	Sec 7.5.19
Bird store	Manufacturing by special permit, Sec. 30-12 (c)	Animal services	Sec 7.4.1
Building materials sales yard and storage building	Manufacturing by special	Building materials sales yard and storage building	Sec 7.5.4

	permit, Limited Manufacturing, Sec. 30-12 (c), Sec. 30-12 (d)		
rDNA research and technology	Manufacturing and Mixed Use 1 and 2 by special permit, Sec. 30-12 (c), Sec. 30-13 (b), Sec. 30-13 (e)	Laboratory and Research Facility	Sec 7.5.12
Casting lightweight and nonferrous metal, no noxious fumes	Limited Manufacturing, Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Laboratory research, no rDNA	Limited Manufacturing, Sec. 30-12 (d)	Laboratory and Research Facility	Sec 7.5.12
Molding shaping or assembly from prepared materials, including repairs, of boxes, ladders, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment; house, office, theater, playground equipment; signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods	Limited Manufacturing, Sec. 30-12 (d)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Paint store and sign painting shop	Limited Manufacturing, Sec. 30-12 (d)	Paint store Sign painting shop	Sec 7.5.19 Sec 7.5.22
Printing, publishing, and reproduction establishments	Limited Manufacturing, Sec. 30-12 (d)	Business Services	Sec TBD
Shipbuilding, small boat building, yards for	Limited Manufacturing,	Boat building, storage, repair	Sec 7.5.21

storage and repair	Sec. 30-12 (d)		
Veterinary, dog or cat hospital, kennel, bird store or taxidermist	Limited Manufacturing, Sec. 30-12 (d)	Veterinary hospital Kennel Taxidermist	Sec 7.4.33 Sec TBD Sec TBD
Wholesale distribution plants	Limited Manufacturing, Sec. 30-12 (d)	Wholesale distribution plant	Sec 7.5.28
Parking lot, public garage or public stable, fuel establishment and fuel oil distributor, garage repair shop but not for a motor vehicle repair shop	Limited Manufacturing by special permit, Sec. 30-12 (e)	Parking Facility, Accessory, Single Level Parking Facility, Accessory, Multi- Level Parking Facility, non-accessory, single level Parking Facility, non-accessory, multi-level Fuel Establishment	Sec 7.4.22 Sec 7.4.13
Restaurant, pastry shop, coffee shop, fast food establishment, drive-in food service establishment or other such establishment when such establishment dispenses food products between 10:30 pm and 6 am, not including those with hotels/motels	Limited Manufacturing by special permit, Sec. 30-12 (e)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 7.4.26
Commercial outdoor amusement or recreation place or places of assembly, including an outdoor motion picture theater	Limited Manufacturing by special permit, Sec. 30-12 (e)	Place of amusement, indoor or outdoor	Sec 7.4.24
Place of amusement or assembly other than a bowling alley	Limited Manufacturing by special permit, Sec. 30-12 (e)	Place of amusement, indoor or outdoor	Sec 7.4.24
Facility engaged in rDNA research or technology	Limited Manufacturing by special permit, Sec. 30-12 (e)	Laboratory and Research Facility	Sec 7.5.12
Telecommunications and data storage facility	Limited Manufacturing	Telecommunications and data storage facility	Sec 7.5.23

	and Mixed Use 1 by special permit, Sec. 30-12 (e), Sec. 30-13 (b)		
Manufacturing, provided that such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features or dangerous to the neighborhood on account of fire or any other cause	Mixed Use 1, Sec. 30-13 (a)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types)
Retail store provided that a free-standing retail structure shall contain a minimum of 5,000 sq ft of gross floor area	Mixed Use 1 by special permit, Sec. 30-13 (b)	Retail Sales, over 5,000 square feet Retail Sales, 5,000 square feet or less	Sec 7.4.27
Wholesale business	Mixed Use 1 by special permit, Sec. 30-13 (b)	Wholesale Business and Storage or Distribution Facility	Sec 7.5.27
Storage or distribution facility	Mixed Use 1 by special permit, Sec. 30-13 (b)	Wholesale Business and Storage or Distribution Facility	Sec 7.4.30
Service establishment	Mixed Use 1 by special permit and Mixed Use 2, Sec. 30-13 (b), Sec. 30-13 (c)	Business Services Personal Services	Sec TBD Sec 7.4.23
Restaurants and businesses with alcohol/wine licenses issued by city – free-standing with min 5,000 sq ft	Mixed Use 1 by special permit, Sec. 30-13 (b)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 7.4.26
Inside sales, service, display or storage of motor vehicles	Mixed Use 1 and 2 by special permit, Sec. 30-13 (b), Sec. 30-13 (e)	Vehicle Sales and Service Facility	Sec 7.4.32 (note no outdoor in MU2?)
Outdoor storage, display and sale of motor vehicles w/ lighting	Mixed Use 1 by special permit, Sec. 30-13 (b)	Vehicle Sales and Service Facility	Sec 7.4.32

standards			
Retail Store	Mixed Use 2, Sec. 30-13 (c)	Retail Sales, up to 5,000 square feet Retail Sales, over 5,000 square feet	Sec 7.4.27
Personal Services	Mixed Use 2, Sec. 30-13 (c)	Personal Services	Sec 7.4.23
Job printing under 3,000 sq ft	Mixed Use 2, Sec. 30-13 (c)	Business Services	Sec TBD
Restaurants having not more than 50 seats	Mixed Use 2, Sec. 30-13 (c)	Restaurant, 50 seats or less	Sec 7.4.26
Dwelling units above the first floor provided that the first floor is used for a use allowed above	Mixed Use 2, Sec. 30-13 (c)	Residential Use, above ground floor	Sec 7.2.4 (Add standard)
Assembly or fabrication of materials manufactured off-premises in building not exceeding 10,000 sq ft	Mixed Use 2 by special permit, Sec. 30-13 (e)	Manufacturing	Sec 7.5.15 (Add list of specific manufacturing types, note standard)
Sanitarium, convalescent or rest home	Mixed Use 2 by special permit, Sec. 30-13 (e)	Hospital, sanitarium, convalescent or rest home or other like institution	Sec 7.3.6 (note, no hospitals in MU2)
Job printing over 3,000 sq ft (sp in MU2)	Mixed Use 2 by special permit, Sec. 30-13 (e)	Job Printing	Sec 7.4.17 Or Sec TBD
Parking lots, limited to single level	Mixed Use 2 by special permit, Sec. 30-13 (e)	Parking Facility, Accessory, Single Level Parking Facility, non-accessory, single level	Sec 7.4.22
Restaurants over 50 seats and businesses with city issued alcohol license	Mixed Use 2 by special permit, Sec. 30-13 (e)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 7.4.26 (note sp needed if serving alcohol)
Gasoline service station: the following uses are not considered accessory to gas station unless receive sp – carwash, trailer/motor vehicle leasing, retail outlets, service establishments, self-service gas pumps	Mixed Use 2 by special permit, Sec. 30-13 (e)	Fuel Establishment	Sec 7.4.13 (note standards)
Accessory parking	Mixed Use 3, Sec. 30-13 (f)(2)	Parking Facility, Accessory, Single Level Parking Facility, Accessory, Multi- Level	Sec 7.4.22

Mixed use development exceeding 20,000 sq ft	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Residential Use, above ground floor Office Retail Sales, up to 5,000 square feet Retail Sales, over 5,000 square feet	Sec 7.2.4 (Add standard) Sec 7.4.19 Sec 7.4.27 Sec 7.4.27
General office including research and development, professional offices, business incubator	Mixed Use 3, Sec. 30-13 (f)(2)	Office	Sec 7.4.19
Office on ground floor	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Office	Sec 7.4.19 (note standard)
Medical offices	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Medical Office	Sec 7.4.19
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, general merchandise up to 5,000 sq ft	Mixed Use 3, Sec. 30-13 (f)(2)	Retail Sales, up to 5,000 square feet	Sec 7.4.27
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, general merchandise more than 5,000 sq ft	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Retail Sales, over 5,000 square feet	Sec 7.4.27
Eating and drinking establishments up to 5,000 sq ft	Mixed Use 3, Sec. 30-13 (f)(2)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 7.4.26 (note 5,000 sq foot standard)
Eating and drinking establishments more than 5,000 sq ft	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 7.4.26 (note 5,000 sq foot standard)
Personal services including barbershops, salon, tailor, cobbler, personal trainer, fitness studio, laundry, dry cleaning drop off up to 5,000 sq ft	Mixed Use 3, Sec. 30-13 (f)(2)	Personal Services	Sec 7.4.23
Personal services	Mixed Use 3 by	Personal Services	Sec 7.4.23

including barbershops, salon, tailor, cobbler, personal trainer, fitness studio, laundry, dry cleaning drop off more than 5,000 sq ft	special permit, Sec. 30-13 (f)(2)		
Retail banking and financial services	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Bank	Sec 7.4.4
ATM	Mixed Use 3, Sec. 30-13 (f)(2)	ATM	Sec TBD
Car sharing services, car rental, bike rental, electric car-charging stations that reduce reliance on single-occupancy vehicles	Mixed Use 3, Sec. 30-13 (f)(2)	Car sharing services, car rental, bike rental, electric car-charging station	Sec 7.4.8
Health Club	Mixed Use 4 by special permit and Mixed Use 3, Sec. 30-13 (h)(2), Sec. 30-13 (f)(2)	Health Club	Sec 7.4.15
Health club on ground floor	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Health Club	Sec 7.4.15 (add standard)
Place of entertainment and assembly, theater	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Place of amusement, indoor or outdoor Theatre, hall	Sec 7.4.24 Sec 7.3.12
Lodging hotel, motel,	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Hotel or Lodging Establishment	Sec 7.4.16
Multifamily dwelling (a building containing three or more dwelling units)	Mixed Use 3, Sec. 30-13 (f)(2)	Multifamily Dwelling Residential Use, above ground floor Residential use, ground floor	Sec 7.2.4 Sec 1.5.1 D
Live/work space or home business	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Live/Work Space Home Business	Sec 7.2.13 Sec 3.3.2 Sec 7.2.12
Single room occupancy dwelling or single-person occupancy dwelling	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Single room occupancy dwelling	Sec 7.2.16
Assisted living or nursing home	Mixed Use 3 and 4 by special permit, Sec. 30-13 (f)(2), Sec.	Elderly Housing	Sec 7.2.11 (incorporate assisted living into definition and note where

	30-13 (h)(2)		standard applies)
Community use space	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Community Use Space	Sec 7.3.3
Day care adult or child	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Family child care home, large family child care home, day care centers Adult Day Care	Sec 7.3.4 Sec TBD
Place of religious assembly	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Religious Institution	Sec 7.3.10
Government office or services (MU3, MU4)	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Public Use	Sec 7.3.5 Sec 7.3.9
Park or garden	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Public Use	Sec 7.3.9
Nonprofit or public school	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	School or other educational purposes, public or non-profit	Sec 7.3.11
Rail or bus terminal	Mixed Use 3, Sec. 30-13 (f)(2)	Public Use	Sec 7.3.9
Public parking	Mixed Use 3, Sec. 30-13 (f)(2)	Public Use	Sec 7.3.9
<u>Prohibited:</u> Drive-in business, manufacturing, sales of motor vehicles, car wash, gas station or motor vehicle service station, fast food establishments	Mixed Use 3, Sec. 30-13 (f)(2)	NA	
General office including research and development, professional offices, medical office above or below street level	Mixed Use 4, Sec. 30-13 (h)(2)	Office Medical Office	Sec 7.4.19
General office including research and development, professional offices, medical office at street	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Office Medical Office	Sec 7.4.19

level			
Animal services including sales and grooming, veterinary services but excluding overnight boarding	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Animal services Veterinary Hospital	Sec 7.4.1 Sec 7.4.33 (note boarding exclusion)
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, art gallery, general merchandise 5,000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Retail Sales, up to 5,000 square feet	Sec 7.4.27
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, art gallery, general merchandise more than 5,000 sq ft	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Retail Sales, over 5,000 square feet	Sec 7.4.27
Personal services including barbershops, salon, tailor, cobbler, personal trainer, fitness studio, laundry, dry cleaning drop off 5,000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Personal Services	Sec 7.4.23
Personal services including barbershops, salon, tailor, cobbler, personal trainer, fitness studio, laundry, dry cleaning drop off more than 5,000 sq ft	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Personal Services	Sec 7.4.23
Business service establishments including copying and printing establishments and shipping services, 5000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Business Services	Sec TBD
Business service establishments including copying and printing establishments and shipping services, more	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Business Services	Sec TBD

than 5000 sq ft			
Eating and drinking establishments with 50 seats or less	Mixed Use 4, Sec. 30-13 (h)(2)	Restaurant, 50 seats or less	Sec 7.4.26
Eating and drinking establishments with more than 50 seats	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Restaurant, over 50 seats	Sec 7.4.26
Eating and drinking establishments open between the hours of 11:30 pm and 6 am	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 7.4.26 note standard
Retail banking and financial services, 5,000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Bank	Sec 7.4.4
Retail banking and financial services more than 5,000 sq ft	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Bank	Sec 7.4.4
Place of entertainment and assembly, theater, club	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Place of amusement, indoor or outdoor Theatre, hall Club, clubhouse	Sec 7.4.24 Sec 7.3.12 Sec 7.3.2
Lodging including bed & breakfast, hotel, motel	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Hotel or Lodging Establishment	Sec 7.4.16
Open-air business	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Open-air Business	Sec 7.4.21
Car sharing services, car rental, bike rental, electric car-charging stations	Mixed Use 4, Sec. 30-13 (h)(2)	Car sharing services, car rental, bike rental, electric car-charging station	Sec 7.4.8
Multifamily dwelling (a building containing three or more dwelling units) above street level	Mixed Use 4, Sec. 30-13 (h)(2)	Multifamily Dwelling Residential Use, above ground floor	Sec 7.2.4 Sec 1.5.1 D
Multifamily dwelling (a building containing three or more dwelling units) at street level	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Multifamily Dwelling Residential use, ground floor	Sec 7.2.4 Sec 1.5.1 D
Parking, public or accessory to an allowed use	Mixed Use 4, Sec. 30-13 (h)(2)	Public Use Parking Facility, Accessory, Single Level Parking Facility, Accessory, Multi-Level	Sec 7.3.9 Sec 7.4.22
Parking, non-accessory commercial	Mixed Use 4 by special permit,	Parking Facility, non-accessory, single level	Sec 7.4.22

	Sec. 30-13 (h)(2)	Parking Facility, non-accessory, multi-level	
Public rail or bus station	Mixed Use 4, Sec. 30-13 (h)(2)	Public Use	Sec 7.3.9
<u>Prohibited</u> : Drive-in business, hospital, manufacturing, funeral home, sales of motor vehicles, car wash, gas station or motor vehicle service station, fast food establishments, personal storage warehouse	Mixed Use 4, Sec. 30-13 (h)(2)	NA	